

Minutes of the Ogden Valley Planning Commission Regular meeting July 25, 2017, in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Jami Taylor, Chair; Laura Warburton, John Howell, John Lewis, Robert Wood, Chris Hogge

**Absent/Excused:** Steven Waldrip

**Staff Present:** Rick Grover, Planning Director; Scott Mendoza, Assistant Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen, Principal Planner; Steve Burton Planning II; Chris Crockett, Legal Counsel; Kary Serrano, Secretary

***Pledge of Allegiance:***

***Roll Call***

Chair Taylor introduced the new Planning Commissioner Chris Hogge. She asked if there were any ex-parte communication to declare and there were none.

**1. Minutes:** Approval of the June 27, 2017 meeting minutes

Chair Taylor approved the June 27, 2017 meeting minutes as presented.

**2. Consent Agenda:**

**2.1. CUP 2017-12** Consideration and action on a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property, located at 3175 E 3350 N in the Forest Valley (FV-3) Zone. (Corporation of Presiding Bishop of the Church of Jesus Christ of LDS, Applicant; Jason Broome, Project Engineer, Agent)

**2.2. CUP 2016-11** Consideration and action on an expiration extension of a conditional use permit to operate a recreational lodge on Lot 6 of the Sanctuary Subdivision, located at 9686 East Maple Ridge Road in the Forest 40 (F-40) Zone. (Tim Charlwood, Applicant)

Commissioner Howell moved to approve consent agenda items CUP 2017-12 and CUP 2016-11 subject to all conditions and recommendations listed in the staff report; and to all the county and state agencies requirements. This motion is based on the findings listed in the staff report. Commissioner Warburton seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

**3. Petitions, Applications and Public Hearings**

**3.1. Administrative:**

**a. New Business:**

**1. CUP 2017-09:** Consideration and action for the Summit at Powder Mountain Phase 1 PRUD, Amendment 3. The request will amend the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units and will add one lodge to the Horizon Neighborhood. The remaining PRUD area will remain unchanged. (Summit Mountain Holding Group LLC, Applicant)

Director Grover request to amend the previous approved site plan of the Horizon Neighborhood at Powder Mountain and Village Nests at Powder Mountain; the amendment to the PRUD will increase the overall units in the Horizon Neighborhood of Powder Mountain PRUD, from 73 Units to 77 Units and will add one lodge to the Horizon Neighborhood. The remaining PRUD will remain unchanged and as you review this, this is an administrative item so you can choose to take public comment. We will have Ronda Kippen that will give a short introduction on this; then Rick Everson who represents the applicant will give a short presentation, and then Ronda Kippen will explain how it's meeting or not meeting the county ordinances.

Ronda Kippen clarified that application should read, "increase the overall units in the Summit at Powder Mountain PRUD." The overall PRUD encompasses the whole Summit PRUD includes 15.6 acres. We are talking about two of the primary developments within the Summit PRUD; the Village Nests and other one is Horizon Neighborhood. The Village Nests includes a plat amendment with 1.38 development acres and 1.4 acres as open space. They have taken it from a condo plat to a PRUD; the condo plat initially had shared parking in each one of the units. They have done away with that plan

and just doing parking garages, and processing this as a PRUD. The density was not changed in the Village Nests, it was just changing from condominiums to a PRUD with limited common area around each units. They will be increasing the areas to include the 20 units, the site increasing from 2.068 acres, dedicating 1.06 acres so it's 51% open space. It will not increase habitable units but it will add an additional three structures instead of two. Horizon was initially platted as 26 unit development with shared parking structures on 5.43 acres. The proposal is to allow for Horizon at Powder Mountain area to increase in size to include 30 units, 4 garage structures, and 1 lodge on a total development area of 6.31 acres. The proposal includes dedicating 12.96 acres of the 6.31 acres in the Horizon as open space with a total of 74%.

Rick Everson, representing applicant, said the Village Nests we are not asking for density there, it's just to make the project wider. We are changing the original design to give more separation between the units, so there are only two rows of homes now, and the lower ones come down the hill a little bit more to give some room for walkways between there. That is just a slight acreage increase and changing that from a condominium project to a PRUD. The Horizon we're asking to add more units to that; the original plan was to have a lodge that was 20,000 sq. ft., and we scaled that down to cabins or homes. They will be 2,500 sq. ft. the same size and floor plan as the other homes for the HOA common use building and that gives for a couple more units on the site for that project.

Ronda Kippen informed based on staff's analysis outlined in your staff report, the applicant did provide the county with a Geologic and Geotechnical Report for all of the areas up there and their recommendations will need to be strictly adhered to during all of development of the these sites. We will require a Geologist and Geotechnical Engineer to be on site for all excavation. A feasibility letter for culinary water and sanitary sewer was provided by Powder Mountain Water and Sewer Improvement District. The Fire District and Surveyors have reviewed and made recommendations; we are currently waiting for Engineering Division to give us their final review. As far as additional standards and requirements, the infrastructure has been installed so we won't need to be cutting new roads. We are not anticipating any additional site preparation in conjunction with the subdivision or CUP. Staff recommendations approval subject to all review agencies and requirements; based on the following findings listed in the staff report.

Commissioner Howell asked these four parking garages in the Horizon development, is that enough to take care of all those units? Ms. Kippen replied in the original CUP amendment, we amended it to allow for one space per unit. Each unit will be allotted one parking unit and one parking space for guests.

**MOTION:** Commissioner Wood moved to recommend to the County Commission to approve CUP 2017-09 consideration and action to Summit at Powder Mountain Phase 1, the request will amend the three previous site plans to the Horizon Neighborhood at Powder Mountain and the Village Nests PRUD at Powder Mountain. The amendment to the PRUD will increase the overall units in the Summit at Powder Mountain PRUD from 73 units to 77 units, will add one lodge and one garage to the Horizon Neighborhood and one extra garage to the Village Nests PRUD, to include all of staff's recommendations and all agencies requirements. Commissioner Lewis seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

**2. UVH060216 Consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1 located at 7758 East Horizon Run in the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone. (Summit Mountain Holding Group LLC, Applicant)**

Director Grover this is an administrative item and you can choose to take public comment. We will have Ronda Kippen that will give a short introduction on this; then Rick Everson who represents the applicant will give a short presentation, and then Ronda Kippen will explain how it's meeting or not meeting the county ordinances.

Ronda Kippen informed this is a recommendation for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD Amendment 1 was actually recorded a year ago. It was originally approved as a 26 unit development with shared parking structures on 5.3 acres. It was recorded on November 14, 2016 and they dedicated 83% of the area as open space. The proposed amendment will vacate and replace the existing development units identified as 2 through 27, and all of lot 120 which is 1.93 acres. The amended units will be identified as units 2 through 31, and those are residential units and Unit 1 will be the lodge. The proposed amendment to the PRUD will allow for Horizon to increase in size to include 30 units, 4 garage structures, and 1 lodge on a total development area of 6.31 acres. The proposal includes dedicating 4.96 of the 6.31 acres in the Horizon as open space of 78% and will be dedicated as open space.

Rick Everson, representing applicant, said we summarized in previous application but the purpose of this plat amendment is to pull in what used to be reserved as a lodge that was Lot 120; and bring it into the project into the PRUD to create the space for the four additional units and the smaller lodge footprint. The other units there have been shifted by a couple of feet, and the architect did a visual study so this was a great opportunity to make a few shifts on some of the units. The geotechnical remediation work is underway; there were a couple of foundations that were supposed to be poured, and there are plans for four more units building permits pending for plat approval. We have been working with all the agencies with a couple of comments from Engineering and Surveyors are okay with the plat.

Ronda Kippen said subdivision amendments are considered small subdivisions; when there is a subdivision of five or fewer lots, we can have the Director approve those. We felt that if we ran these two applications together it would make more sense to this commission and the County Commission of the overall picture. This does conform to the Ogden Valley General Plan by encouraging development in an existing resort area. It conforms to the purpose and intent of the DRR-1 Zone. We do have a geologic and geotechnical report in with recommendations listed in the staff report. All of the roads are cut and in place; Horizon will access off of Horizon Run which is a private road, and owned and maintained by Powder Mountain Holding Group. Culinary and Sewer will be provided by Powder Mountain Water and Sewer District, and will have to be paid prior to getting building permits. Staff recommends approval subject all review agencies recommendations and based on the conditions and findings listed in the staff report.

Commissioner Warburton asked do we know there is a possible hazard there and we are allowing them to build anyway? Ms. Kippen replied what we do is identify that there is or isn't a hazard there; and if there is a hazard there, they will find a way to mitigate it. One of the hazard areas is a alluvial fan areas, which means when we have these micro bursts of water the flows down and flood basements. What the geotechnical engineer will recommend to deflect that is recommend berming, or raise the house so many feet to deflect those materials that could be coming down. As for areas where there is creeping or soil movement, they can hold them in place with bedrock or certain areas with retaining walls. We have a list of approved Geologists and Geotechnical Engineers and we rely on their recommendations. If we find that the area is not buildable, we don't want it platting and addressing it at subdivision.

**MOTION:** Commissioner Lewis moved to recommend to the County Commission for approval UVH060216 consideration and action for final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1. Subject to all conditions and recommendations listed in the staff report; to all county and state agency requirements and motion is based on the findings listed in the staff report. Commissioner Warburton seconded. A vote was taken with Commissioners Warburton, Howell, Lewis, Wood, Hogge, and Chair Taylor voting aye. Motion Carried (6-0)

3. **Public Comment for Items not on the Agenda:** None

4. **Remarks from Planning Commissioners:** None

5. **Planning Director Report:** Director Grover said the County Commission approved the Letter of Credit as an option for financial guarantee. They changed it as they felt that it was important to at least have it within the state; as far as developer having credentials and not having problems as far as development history. On August 1<sup>st</sup> work session, we will looking at the sign ordinance that the Ogden Valley Business Association had submitted. We had brought this up previously but the petitioner was not at the work session, and they should be at this work session giving us their feedback for that meeting. Commissioner Warburton and Director Grover will not be available for that meeting.

6. **Remarks from Legal Counsel:** None

7. **Adjournment:** The meeting was adjourned at 5:45 pm.

Respectfully Submitted,

Kary Serrano, Secretary;  
Weber County Planning Commission